

Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

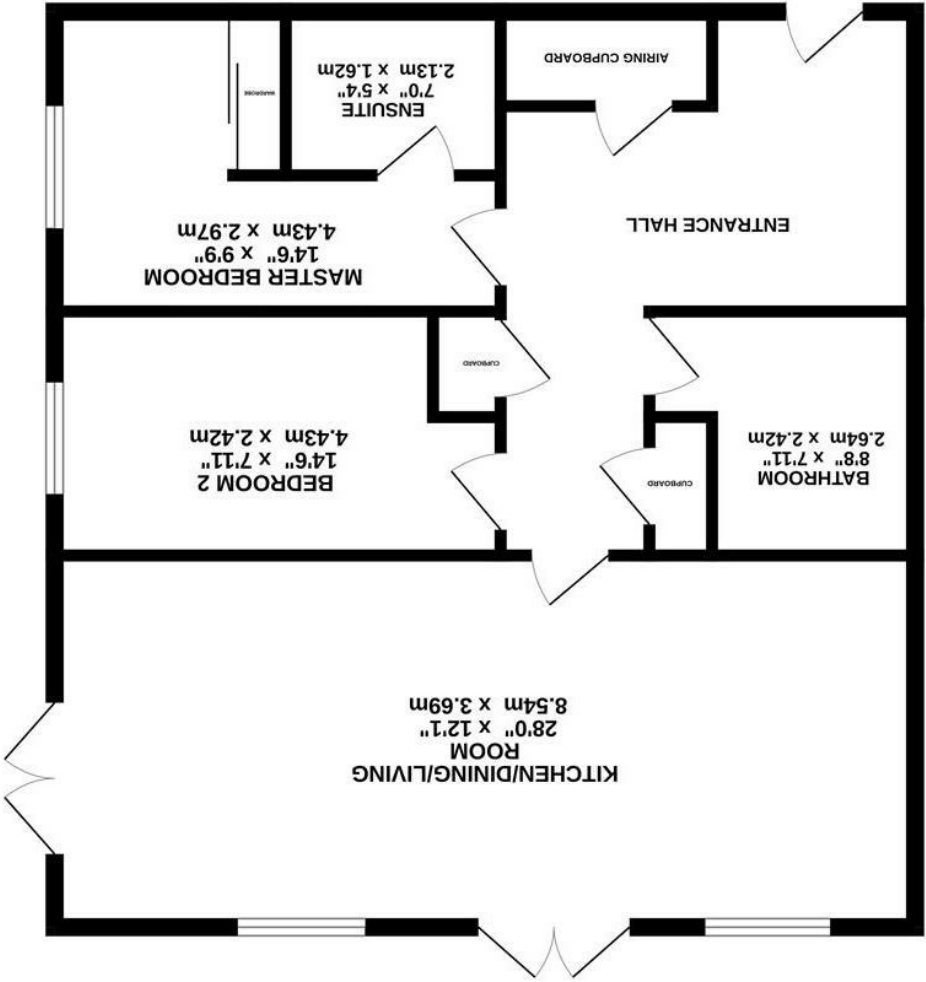
Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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Flat 16 54 The Avenue, Weldon, NN17 5GR
£220,000

2 1 1 A

Offered to the market is the immaculately presented two bedroom penthouse apartment, perfectly located in the heart of the desirable Priors Hall Park development, enjoying open green spaces, parks and local amenities on the doorstep. The accommodation offers open plan living/dining, a kitchen suite, two double bedrooms, an ensuite, a family bathroom, two sun terraces, and an allocated parking space plus visitors parking. The apartment block built by Etopia Homes is serviced with a lift to all floors and promotes stylish, modern day living with air source heat pumps, electric heating, solar panels, and ample green areas.

Upon entry to the apartment, you are welcomed into the hallway, which provides access to all accommodation and benefits from hardwearing floor that flows through to the large reception room. The hallway also houses three sizeable storage cupboards. The spacious reception room provides ample space for living and dining room furniture, boasting multiple windows giving a bright and airy feel and views across Priors Hall Park. Both sun terraces can be accessed through French doors, providing space for an outdoor bistro table and chairs and views of different elevations of the apartment. Fitted with eye and base level units, the modern kitchen comprises of Samsung integrated appliances including a fridge/freezer, a slimline dishwasher, a washer/dryer, cooker, hob, and extractor, plus a breakfast bar, perfecting for entertaining. The two bedrooms are both double in size, with the master benefitting from a built in wardrobe and an ensuite comprising a shower cubicle, a low level w/c and a hand wash basin. The family bathroom comprises of a bath tub with shower attachment, a low level w/c, a hand wash basin and a heated towel rail.

AGENCY NOTE - The apartment is Freehold. A maintenance charge of approx £91.50 p/m is paid for surrounding green areas, communal area cleaners, window cleaners and fire safety tests.

COUNCIL TAX BAND - B
EPC - A



Kitchen/Dining/Living Room
28'0" x 12'1" (8.54m x 3.69m)

Master Bedroom
14'6" x 9'8" (4.43m x 2.97m)

Bedroom 2
14'6" x 7'11" (4.43m x 2.42m)

Bathroom
8'7" x 7'11" (2.64m x 2.42m)

Ensuite
6'11" x 5'3" (2.13m x 1.62m)

